



13 Innicks Close, Ubley, Bristol, BS40 6PL

- Semi-Detached Single Storey Property
- Open Plan Concept Living Areas
- Fully Fitted Kitchen
- Utility Room with Loo
- Four Bedrooms
- Family Bathroom with Separate Shower
- Sitting Room with Wood Burner
- Light and Bright Dining Room with Views over Coombe
- Off Road Parking
- Country Walks on your Doorstep



DON'T JUDGE A BOOK BY IT'S COVER!

Tucked away in a peaceful cul-de-sac, this well-presented single-storey home offers so much and truly must be viewed to be fully appreciated!

Step into a welcoming porch that leads into a central hallway, from which all rooms flow seamlessly. The fully fitted kitchen provides generous storage and worktop space, while glass blocks and a skylight flood the room with natural light. The open-plan sitting and dining room features a wood burner and lovely views over the garden and the Coombe beyond - perfect for relaxing or entertaining. A useful utility room with a WC completes the ground floor.

Off the hallway, There is four bedrooms and a family bathroom, complete with a separate shower.

Outside, there are two patio areas ideal for alfresco dining, and a lawned garden that leads up to the stunning Coombe views beyond. This property is not to be missed, and we can't wait to show you around. Call our friendly team today to arrange your viewing!

Ubley is a very pretty village, well away from main roads and located between Chew Valley Lake and Blagdon Lake. It has a very active social community; the village hall hosts many social events, groups including a beer festival.

There is a Church is the centre of the village, and the area is great for dog friendly walks and hiking.

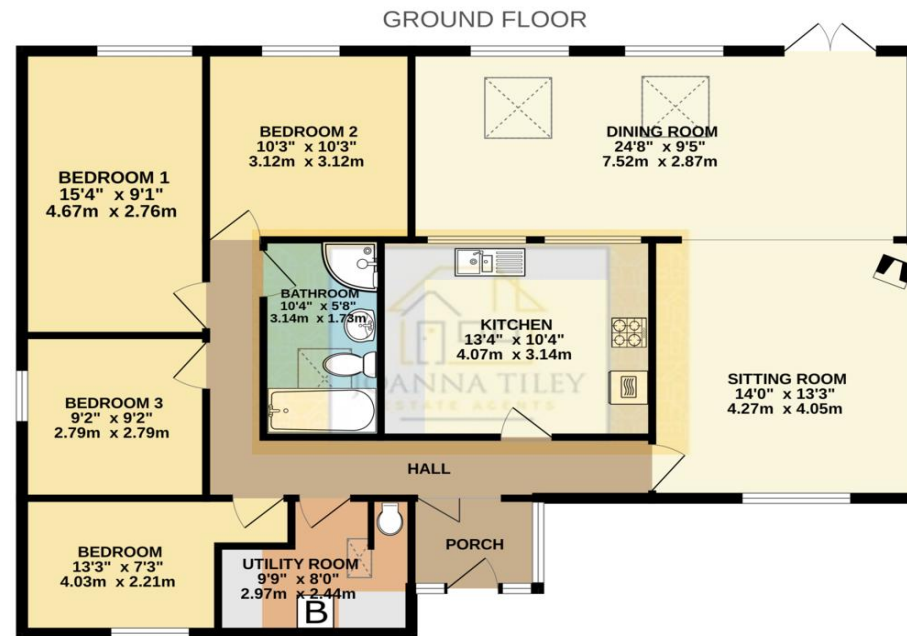
The village has an excellent Primary School, Ubley C of E Primary School. Secondary schooling is available at nearby Chew Valley School.

The village is perfectly placed for commuting to both Bristol and Bath. There is also easy access to The City of Wells which is approximately 15 minutes' drive. Railway stations at Bristol Temple Meads and Bath Spa with trains to London and the national train network. Access to both the M4 and M5 are within a reasonable distance. Bristol International Airport has flights to Europe and connecting flights to the rest of the World.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



TOTAL FLOOR AREA: 1326sq ft (123.2 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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ROOM DIMENSIONS

PORCH 6'3" x 5'5"
 HALLWAY 22'10" x 14'0"
 KITCHEN 13'4" x 10'4"
 SITTING ROOM 13'3" x 14'0"
 DINING ROOM 24'8" x 9'5"
 UTILITY/LOO 9'9" x 8'0"
 BEDROOM 13'3" x 7'3"
 BEDROOM 9'2" x 9'2"
 BEDROOM 9'1" x 15'4"
 FAMILY BATHROOM 5'8" x 10'4"
 BEDROOM 10'3" x 10'3"



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